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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL 01/25 2400/19 388832 E 988832

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27-8-19

Certified that the document is admitted to registration. The Signature sheet and the endowment sheets attached with this document are the part of this document.

Addl. Digital Sub-Registrar  
Baniapur, South 24 Parganas

28 AUG 2019

**THIS INDENTURE OF CONVEYANCE** made this 27<sup>th</sup> day of August Two Thousand and Nineteen BETWEEN (1) **ARROWLINE CONCLAVE PRIVATE LIMITED**, (CIN: U70102WB2013PTC192663 and PAN: AALCA6048G) a Company incorporated under the Companies Act, 1956, having its Registered Office at 3/1, Dr. U. N. Brahmachari Street, Post Office-Circus Avenue, Police Station-Shakespeare Sarani, Kolkata-700017, represented by its Authorized Signatory **Mr. Jasobanta Swain** (PAN: BAQPS7097N) son of Late Kapil Swain, by religion Hindu, by occupation Service, by nationality Indian, residing at 2/2, Brojen Mukherjee Road, Post Office and Police Station- Behala, Kolkata-700034, Mobile No. 9163306923, and (2) **ANTRAY DEVELOPERS LLP** (LLPIN: AAE-1481 and PAN: ABCFA7156N), a Limited

Cont..... P/2

B.C. Nayak

Jasobanta Swain

पश्चिम बंगाल के मुख्य मंत्री के आदेश पर (Signature)

14999 Date 31/7/19.

Name: Faris Ali Gazi  
Value: 50000  
SAHIDUL HOQUE GAZI  
Baruipur Civil & Criminal

Jasobanta Swain



VSTF  
1454

Arrowline Conclave Pvt. Ltd.

Jasobanta Swain

Director/Authorized Signatory



VSTF  
1455

ANTRAY DEVELOPERS LLP

Arun Sinha

Partner/Authorized Signatory



VSTF  
1458

অরুণ সিন্ধা



Identified by me.

Maidul Islam  
s/o - Nur Mohammad Molla.  
vill - Mirzapur.  
P.O - Mallickpur.  
P.S - Baruipur.  
Kd - 700145  
Occu - Business.

Adtl. District Sub-Registrar  
Baruipur, South 24 Parganas

27 AUG 2019

Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 having its Registered Office at 304 Chandan Niketan, 52A, Shakespeare Sarani, Post Office - Circus Avenue, Police Station – Beniapukur, Kolkata-700017, represented by its Authorized Signatory **Mr. Arun Kumar Senapati** (PAN: CJYPS1829J) son of Mr. Swapan Senapati by religion Hindu, by occupation Advocate, by nationality Indian residing at 11/51, Kalicharan Ghosh Road, Post Office & Police Station – Baranagar, Kolkata-700050, Mobile No. 7001215891, hereinafter jointly referred to as “the **VENDORS**” (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their and each of their heirs executors administrators and legal representatives) of the **ONE PART**

**AND**

**JAKIR ALI GAZI**, (also known as Jakir Gazi) Son of Late Bahadur Gazi, by religion Muslim, by occupation Cultivation, residing at Village- Baikunthapur, Khuntipara, Post Office - Dakshin Gobindapur, Police Station- Baruipur, District South 24 Parganas, Pin: 700145, PAN: CAPP8081A, Mobile No. 9062374076, hereinafter referred to as “the **PURCHASER**” (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include his heirs executors administrators and legal representatives) of the **OTHER PART**.

**WHEREAS** the property as described in the Schedule dags amongst other properties were owned and possessed by Amina Khatun @ Amina Bibi and her name has been recorded in the finally published R.S.R.O.R.

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Jacobanta Swain

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AND WHEREAS on 7<sup>th</sup> May 1964 the said Amina Khatun @ Amina Bibi executed and registered a Deed of Exchange with Binod Bihari Hari, Parimala Hari, Surendranath Hari, Lalita Hari, Birendra Nath Hari, Tarulata Hari, Kalipada Hari and Kartick Chandra Hari in respect of amongst other properties, the property as described in the schedule dags along with other dags and the said deed was registered with the Alipore District Registry Office and recorded in Book No. 1, Volume No. 59, Pages - 12 to 20 being Deed No. 1689 for the year 1964. On the basis of said Deed of Exchange as stated above the said Binod Bihari Hari, Parimala Hari, Surendranath Hari, Lalita Hari, Birendra Nath Hari, Tarulata Hari, Kalipada Hari and Kartick Chandra Hari got, amongst other properties, the entire dags in the Schedule hereto and were in possession of the same by several acts of possession. Thereafter the said Kalipada Hari died leaving behind his two sons and one daughter namely Manik Chandra Hari, Karna Chandra Hari and Kalpana Hari as his legal heirs and successors. The said Manik Chandra Hari, Karna Chandra Hari and Kalpana Hari inherited the property in the Schedule dags to the extent owned by their father Kalipada Hari. Thereafter on 30<sup>th</sup> May 1970 Binod Bihari Hari, Parimala Hari, Surendranath Hari, Lalita Hari, Birendra Nath Hari, Tarulata Hari, Manik Chandra Hari, Karna Chandra Hari, Kalpana Hari and Kartick Chandra Hari executed and registered a Deed of Partition in respect of, amongst other properties, the property in the Schedule dags before the Baruipur Sub-Registry Office and the said deed was recorded in Book No. 1 Volume No. 33, Pages No. 14 to 56, being Deed No. 2536 for the year 1970. On the basis of said Deed of Partition dated 30<sup>th</sup> May 1970 the said Binod Bihari Hari and Parimala Hari got 13 decimals out of 41 decimals from R.S. Dag No. 53 as First Party and Surendranath Hari and Lalita Hari got 02 decimals out of 41 decimals from R.S. Dag No. 53 as Second Party and

B.C. Dasgupta  
Adv.

Binod Bihari Hari  
Parimala Hari

Jasobanta Swain

Arun Senapati

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Birendra Nath Hari and Tarulata Hari got 26 decimals out of 41 decimals from R.S. Dag No. 53 as Third Party and the said Manik Chandra Hari, Karna Chandra Hari, Kalpana Hari as Fourth Party and Kartick Chandra Hari as Fifth Party did not get any share from R.S. Dag No. 53.

**AND WHEREAS** on the basis of said Deed of Partition dated 30<sup>th</sup> May 1970 the said Binod Bihari Hari and Parimala Hari got 15 decimals out of 46 decimals from R.S. Dag No. 56 as First Party and Surendranath Hari and Lalita Hari got 07 decimals out of 46 decimals from R.S. Dag No. 56 as Second Party and Birendra Nath Hari and Tarulata Hari got 24 decimals out of 46 decimals from R.S. Dag No. 56 as Third Party and the said Manik Chandra Hari, Karna Chandra Hari, Kalpana Hari and Kartick Chandra Hari did not get any share from R.S. Dag No. 56 as Fourth Party and Fifth Party.

**AND WHEREAS** the said Birendra Nath Hari and Tarulata Hari became the absolute owners in respect of well demarcated and well bounded 26 decimals land in R.S. Dag No. 53 and also became the absolute owners in respect of well demarcated and well bounded 24 decimals of land in R.S. Dag No. 56.

**AND WHEREAS** the said Birendra Nath Hari died leaving behind his wife, three sons and six daughters namely Tarulata Hari, Amiya Hari, Ashim Kumar Hari, Sukumar Hari, Latika Guha, Kalpana Bit, Asha Nandi, Maya Rani Das, Mira Dutta and Arati Ash as his legal heirs and successors.

**AND WHEREAS** the said Surendra Nath Hari died leaving behind his wife, three sons and one daughter namely Lalita Hari, Nirmal Kumar Hari, Nikhil

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*adw*

Jasobanta Swain

*ଅମିୟା ହରି* *ଆଶିମ କୁମାର ହରି* *ସୁକୁମାର ହରି* *ଲତୀକା ଗୁହା* *କାଲ୍ପନା ବିଟ୍* *ଆଶା ନାନ୍ଦି* *ମାୟା ରାଣି ଦାସ* *ମିରା ଦତ୍ତା* *ଆରତି ଆଶ*

*ସୁରେନ୍ଦ୍ର ନାଥ ହରି*

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Kumar Hari, Mrinal Kanti Hari and Nilima Hari as his legal heirs and successors.

**AND WHEREAS** on 8<sup>th</sup> June 1979 the heirs of Surendranath Hari i.e. Lalita Hari and others jointly sold out their demarcated 02 decimals of land from R.S. Dag No. 53 in favour of Sukumar Hari by way of registered Deed of Kobala which was registered before the Alipore D.R.O. vide Deed No. 3151 for the year 1979 and delivered possession thereof. Thereafter, on 17<sup>th</sup> April 1996 the said Tarulata Hari, Amiya Hari, Ashim Kumar Hari, Sukumar Hari, Latika Guha, Kalpana Bit, Asha Nandi, Maya Rani Das, Mira Dutta and Arati Ash sold out, amongst other properties, 02 cottahs 22 Square feet of land from R.S. Dag No. 53 in favour of Shaikh Hiru and Asma Khatun by way of registered Deed of Kobala which is registered at Baruipur A.D.S.R.O. and recorded in Deed No. 1621 for the year 1996 and delivered possession thereof. Thereafter, on 5<sup>th</sup> March 1997 the said Shaikh Hiru and Asma Khatun sold out their said purchased land in favour of the purchaser of this deed which is registered in the office of Baruipur A.D.S.R. and recorded in Book No.1, Volume No. 16, Page Nos. 37 to 44 vide Deed No. 1180 for the year 1997 and delivered possession thereof.

**AND WHEREAS** on 17<sup>th</sup> May 1995 the said Tarulata Hari, Amiya Hari, Ashim Kumar Hari, Sukumar Hari, Latika Guha, Kalpana Bit, Asha Nandi, Maya Rani Das, Mira Dutta and Arati Ash jointly sold out a demarcated 02 cottahs of land out of their 24 decimals of land from R.S. Dag No. 56 in favour of Smt. Manju Adhikary wife of Kishor Adhikary by way of registered Deed of Kobala which is registered in the office of Baruipur A.D.S.R. and recorded in Book No. 1, Volume No. 45, Pages No. 81 to 88, vide Deed No. 3551 for

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Adv.

Jasobanta Swain

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Arjun Sinha

the year 1995 and delivered possession thereof. Thereafter, on 4<sup>th</sup> December 1998 the said Smt. Manju Adhikary sold out her well demarcated and well bounded 02 cottahs of purchased land in favour of the Purchaser of this deed which is registered in the office of Baruipur A.D.S.R. and recorded in Book No. 1, Volume No. 97, Pages No. 319 to 326, vide Deed No. 6137 for the year 1998 and delivered possession thereof.

**AND WHEREAS** on 17<sup>th</sup> May 1995 the said Tarulata Hari, Amiya Hari, Ashim Kumar Hari, Sukumar Hari, Latika Guha, Kalpana Bit, Asha Nandi, Maya Rani Das, Mira Dutta and Arati Ash jointly sold out well demarcated and well bounded 07 Chittacks of land out of their 26 decimals of land from R.S. Dag No. 53 and 01 Cottah 09 Chittacks 22 Square feet of land out of their 24 decimals of land from R.S. Dag No. 56 in favour of Smt. Sabita Das wife of Sri Tapan Das by way of registered Deed of Kobala which is registered in the office of Baruipur A.D.S.R. and recorded in Book No. 1, Volume No. 47, Pages No. 257 to 264, vide Deed No. 3739 for the year 1995 and delivered possession thereof. Thereafter, on 19<sup>th</sup> November 1999 the said Smt. Sabita Das sold out her well demarcated and well bounded above mentioned purchased land in favour of the Purchaser of this deed which is registered in the office of Baruipur A.D.S.R. and recorded in Book No. 1, Volume No. 83, Pages No. 159 to 168, vide Deed No. 5087 for the year 1999 and delivered possession thereof.

**AND WHEREAS** as a result of the aforesaid the Purchaser of this deed became the owner in respect of 04.08 decimals of land in R.S. Dag No. 53 and 08.47 decimals of land in R.S. Dag No. 56 totalling to 12.55 decimals consisting of residential structure and fruit bearing trees standing thereon.

B. C. Nayak  
Atty

Jacobanta Swain

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Digitally signed by B. C. Nayak

**AND WHEREAS** the present purchaser of this deed constructed his residential structure over his said purchased land and possessed the same by residing thereon with his family members and also mutated his name in the L.R.R.O.R. being L.R. Khatian No. 764 and paid rents and taxes to the Government regularly.

**AND WHEREAS** the present purchaser of this deed intends to sell out a demarcated land measuring about 02 cottahs 22 Square feet or 3.36 decimals from R.S. Dag No. 53 according to his said purchased Deed No.1180 dated 5<sup>th</sup> March 1997 and 1 Cottah 8 Chittacks 22 Square feet or 2.53 decimal from R.S. Dag No. 56 and the present Vendors of this deed agreed to purchase the said 02 cottahs 22 Square feet or 3.36 decimals of land from R.S. Dag No. 53 and 1 Cottah 8 Chittacks 22 Square feet or 2.53 decimals from R.S. Dag No. 56 and on 22<sup>nd</sup> March 2017 the present Purchaser of this deed sold out his said demarcated 02 cottahs 22 Square feet or 03.36 decimals of land from R.S. Dag No. 53 and 1 Cottah 8 Chittacks 22 Square feet or 2.53 decimals in favour of the present Vendors of this deed by way of registered Deed of Kobala which is registered at D.S.R. IV of Alipore and recorded in Book No. 1, Volume No. 1604-2017, Page Nos. 36802 to 36837 vide Deed No. 160401328 for the year 2017 and delivered vacant peaceful possession thereof. In the said Sale Deed dated 22<sup>nd</sup> March 2017 the residential Bastu property with land of the present Purchaser of this deed i.e. the property as described in the schedule of his purchased Deed No. 6137 dated 4<sup>th</sup> December 1998 and Deed No. 5087 dated 19<sup>th</sup> November 1999 i.e. remaining 4 Cottahs 22 Square feet or 06.66 decimals of land with structure including the property as specifically described in the Schedule hereunder was also sold although the possession of the said bastu

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property was not delivered to the purchasers i.e. the present Vendors of this deed and continued to be in possession of the Purchaser hereto. The Vendors of this deed absolutely seized their aforesaid purchased land and mutated their names before the B.L. & L.R.O. Baruipur and recorded in L.R. Khatian Nos. 937 and 938 and paid rents and taxes to the Government authority regularly. Thus the Vendors of this deed became absolutely seized of, amongst other properties, the said land as described in the Schedule hereunder.

**AND WHEREAS** the present Purchaser of this deed willing to purchase the said land measuring about 04 Cottahs 22 Square feet or 06.66 decimals of land with residential structure measuring about 200 Square feet made by bricks built walls with tiles shed as specifically described in the Schedule hereunder and shown in the attached Plan marked by 'RED' border together with easement right of 8 feet wide common passage comprised in Dag No. 56, approached to the Vendors to purchase the said land at a total consideration money of Rs. 17,43,000/- (Rupees seventeen lacs forty three thousand) only.

**AND WHEREAS** the Vendors herein have agreed to re-convey their legal title in respect of the said land as described in the Schedule hereunder together with easement right of 08 feet wide common passage comprised in Dag No. 56 to the Purchaser who shall continue to hold on occupying and enjoy the same on 'as is where is' basis at a total consideration money of Rs. 17,43,000/- (Rupees seventeen lacs forty three thousand) only.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the sum of Rs. 17,43,000/- (Rupees seventeen lacs forty three thousand) only paid by the Purchaser to the Vendors

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*(Handwritten signature)*

Jacobanta Swain  
*(Handwritten signature)*

Asmn Sempak  
*(Handwritten signature)*

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on or before the execution of these presents (the receipt whereof the Vendors doth hereby as well as by the receipt hereunder written) admit and acknowledge from the same and every part thereof doth hereby acquit, release and discharge to the purchaser. The vendors doth hereby grant, transfer and convey unto the Purchaser **ALL THAT** piece or parcel of land measuring 04 Cottahs 22 Square feet of land with residential structure which is described in the **SCHEDULE** written hereunder **OR HOWSOEVER OTHERWISE** the said land, hereditaments and premises or any part thereof now are or is or heretofore were or was situated butted, bounded, called, known, numbered, described or distinguished **TOGETHER WITH** all yards, areas, drains, water-course, light, liberties, privileges easements, appendages and appurtenances whatsoever to the said land, hereditaments and premises belonging or in anywise appertaining or usually held, used or enjoyed therewith or reputed to belong or be appurtenant thereto and all the estate, right, title, interest, claim and demand whatsoever or him the vendors into and upon the said premises or any part thereof **TO HAVE AND TO HOLD** the said land, hereditaments and hereby granted or expressed so to be unto and to the use of the purchaser absolutely and forever and the Vendors doth hereby for themselves and their heirs, executors, and administrators covenant with the Purchaser that the Vendors having purchased the said land/property from the Purchaser as recited aforesaid are lawfully and absolutely seized and or is otherwise well and sufficiently entitled to the land, hereditaments and hereby granted or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust or other thing whatsoever to alter defeat encumber or make void the same and that the Vendors having purchased the said land/property from the purchaser as recited aforesaid hath good right and full power to grant and convey the said

B.C. Naskar  
Adv.

Jasobanta Swain

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land, hereditaments and hereby granted or expressed so to be unto and to the use of the Purchaser in manner aforesaid **AND FURTHER THAT** the Vendors and all persons having or lawfully or equitably claiming any estate or right, title and interest in the said land, hereditaments and premises or any part thereof from under or in trust for him the Vendors shall and will from time to time and all at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such acts and deeds and things whatsoever for further and more perfectly assuring the said land, hereditaments and premises conveyed by these present and every part thereof unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required.

**THE SCHEDULE ABOVE REFERRED TO:**

- 1) **ALL THAT** piece and parcels of well demarcated and well bounded Bagan at present Bastu land measuring 07 Chittacks or 0.72 decimal of land recorded in R.S. and L.R. Dag No. 53, under R.S. Khatian No. 530, corresponding to L.R. Khatian No. 937 and 938 under Mouza - Baikunthapur, J.L. No. 36, Touji No. 63, 64, Re:Sa: No. 192, Parganas Magura under Police station Baruipur within Hariharpur Gram Panchayet, District-South 24 Parganas fully delineated in the Plan annexed hereto and bordered thereon in '**RED**' and butted and bounded as follows:

**On the North** : By remaining land of Dag No. 53 owned by the Vendors with boundary walls belonging to the Vendors.

B.C. Naskar  
Adv.

Jacobanta Swain

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- On the South** : By land of Dag No. 56.
- On the East** : By remaining land of Dag No. 53 owned by the Vendors with boundary walls belonging to the Vendors.
- On the West** : By land of Dag No. 53.

2) **ALL THAT** piece and parcels of well demarcated and well bounded Bagan at present Bastu land measuring 03 Cottahs 09 Chittacks 22 Square feet or 05.94 decimals of land with residential structure measuring about 200 Square feet made by bricks built walls with tiles shed and cemented floor recorded in R.S. and L.R. Dag No. 56, under R.S. Khatian No. 384, corresponding to L.R. Khatian No. 937 and 938 under Mouza - Baikunthapur, J.L. No. 36, Touji No. 63, 64, Re:Sa: No. 192, Parganas Magura under Police station Baruipur within Hariharpur Gram Panchayet, District-South 24 Parganas **TOGETHER WITH** easement right of 08 feet wide common passage comprised in Dag No. 56 and which such 5.94 decimals is delineated in the Plan annexed hereto and bordered thereon in '**RED**' and butted and bounded as follows:

- On the North** : By land of Dag No. 53 i.e. land of Item No. 1 of the schedule of this deed as above.
- On the South** : By land of Dag No. 56.
- On the East** : By 08 Feet wide Common Passage comprised in Dag No. 56.
- On the West** : By land of Dag No. 56.

B.L. Sinha  
Adv.

Jasobanta Swain

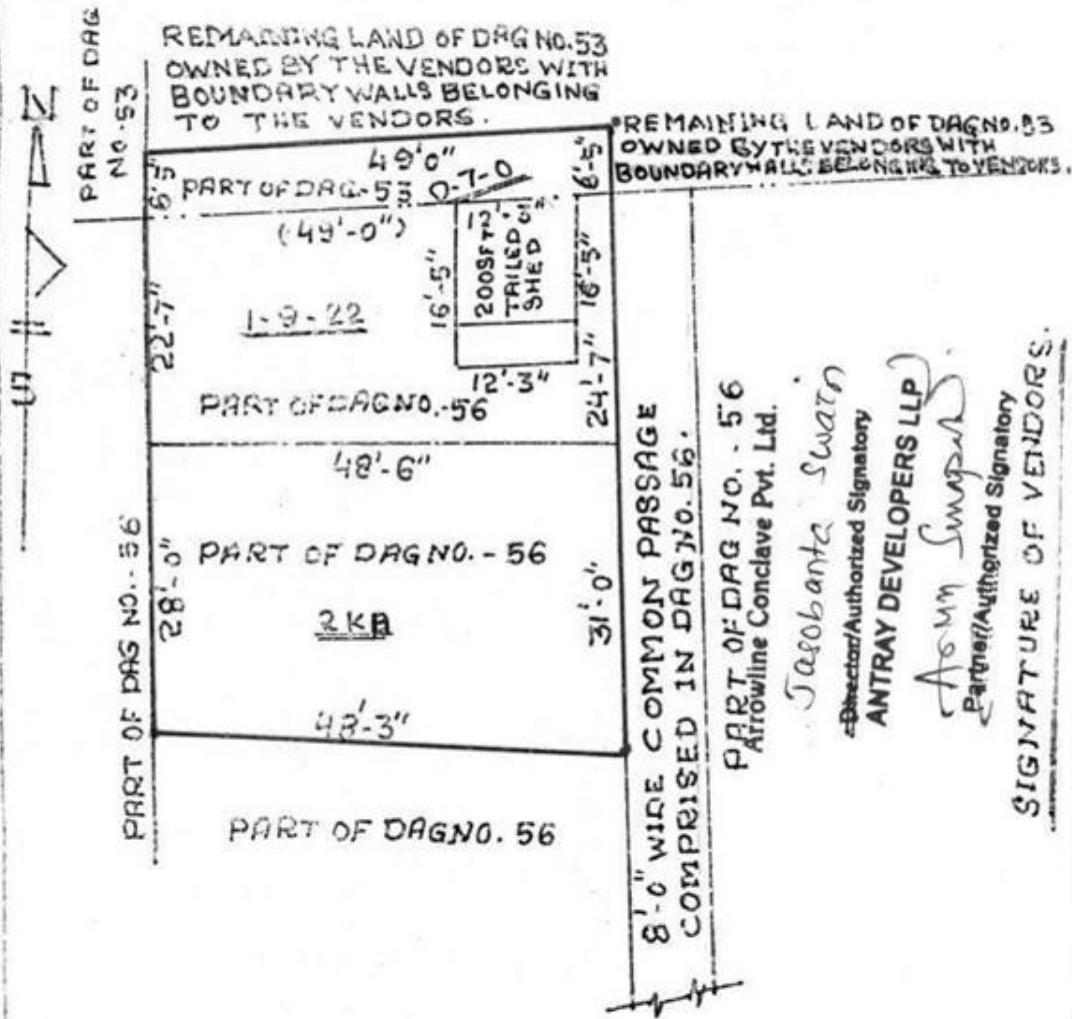
Arjun Sinha

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PLAN SHOWING R.S. & L.R. DAG NO. 53 & 56 AT MOUZA  
 BRAIKUNTHA PUR. J. L. NO. - 36. P.S. - BARUIPUR.  
 UNDER - HARIHAR PUR GRAMPANCHAYET,  
 DIST - SOUTH 24 PGS. BORDERED IN RED.  
 SCALE - 1" = 16'-0"

AREA R.S. & L.R. DAG NO. 53 = 00KA-07CH-00SFT OR 00-72 DEC.  
 AREA R.S. & L.R. DAG NO. 56 = 03KA-09CH 22SFT OR 05-94 DEC.



Jacobanta Swain  
 Director/Authorized Signatory  
 ANTRAY DEVELOPERS LLP  
 Partner/Authorized Signatory  
 SIGNATURE OF VENDORS.

डा. अशोक पाल

Ashoke Pal  
 ASHOKE PAL  
 L.B.S. of Kolkata  
 Municipal Corporation  
 L.B.S. No.- 1566, Class-I

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

**SIGNED SEALED AND DELIVERED** by the **VENDORS** herein at Kolkata in presence of the witnesses:

Arrowline Conclave Pvt. Ltd.  
Jasobanta Swain  
Director/Authorized Signatory

- 1) Maidul Islam  
S/O - Nur Mohammad Molla.  
Vill - Mirzapur  
P.O - Mallickpur  
P.S - Barui pur  
KOL - 700145.

ANTRAY DEVELOPERS LLP  
Arum Senapati  
Partner/Authorized Signatory

(ARUM SENAPATI)  
**(Signature of the Vendors)**

- 2) Sudip Chakraborty  
S/O Sushil Chakraborty  
52A, Shakespeare Sarani  
Kolkata-700017

**SIGNED SEALED AND DELIVERED** by the **PURCHASER** herein at Kolkata

in presence of the witnesses:

- 1. জাহাঙ্গীর আলী  
২য় ফ্লোর, ৫২/এ শ্যাক্সপীয়ার সারানী  
৫২/এ শ্যাক্সপীয়ার সারানী, কলকাতা-৭০০০১৭

জাহাঙ্গীর আলী

**(Signature of the Purchaser)**

- ২. জাহাঙ্গীর আলী  
৫২/এ শ্যাক্সপীয়ার সারানী  
কলকাতা-৭০০০১৭

Read over and explained the contents of this document in Bengali language to JAKIR ALI RAZI who has understood the same.  
B. C. Senapati  
Adv.

Read over & explained in Bengali &  
Drafted by me:- Bharat Chandra Dasgupta

Barui Pur civil court Bar Association  
P.O - Barui Pur, Kolkata - 700144  
Typed by:- F-934/98

Koushick Mistry  
Barui Pur Court

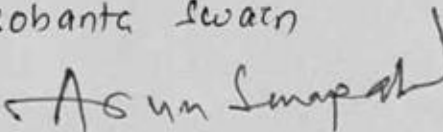
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**RECEIPT AND MEMO OF CONSIDERATION:**

**RECEIVED** from the within named Purchaser the withinmentioned sum of Rs. 17,43,000/- (Rupees seventeen lacs forty three thousand) only being the consideration in full payable under these presents to the Vendors as per details given in the Memo hereunder written:

**MEMO OF CONSIDERATION:**

SL No.	Demand Draft No.	Date	Bank and Branch	Favouring	Amount (Rs.)
1.	626627	09-08-2019	Allahabad Bank, Gobindapur Branch	Arrowline Conclave Private Limited	6,00,000/-
2.	626630	09-08-2019	Allahabad Bank, Gobindapur Branch	Arrowline Conclave Private Limited	2,71,500/-
3.	626628	09-08-2019	Allahabad Bank, Gobindapur Branch	Antray Developers LLP	6,00,000/-

Jasobanta Swain  


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4.	626629	09-08-2019	Allahabad Bank, Gobindapur Branch	Antray Developers LLP	2,71,500/-
				<b>TOTAL:</b>	<b>17,43,000/-</b>

(Rupees seventeen lacs forty three thousand only).

**Witnesses:**

1) Maidul Islam.

2) Sudip Chakraborty

3) জেস্টন ২৫১ ১৫৭

4) জাফরুল হক মল্লিক

Arrowline Conclave Pvt. Ltd.

Jasobanta Swain  
Director/Authorized Signatory

ANTRAY DEVELOPERS LLP

Arun Sinha  
Partner/Authorized Signatory

(VENDORS)

Drafted by me:-

Bharat Chandrakar

Advocate  
Baripur civil court

Bar Association  
P.O. - Baripur, Kolkata - 700144

Typed by:- f-934/98

Koushik Mishra  
Baripur Court.



Presentant/  
Executant



Jasobanta Swain

Left  
Hand

Thumb	1st finger	Middle finger	Ring finger	Small finger

Right  
Hand

Thumb	1st finger	Middle finger	Ring finger	Small finger

NAME : JASOBANTA SWAIN

SIGNATURE : Jasobanta Swain

Executant/  
Claimant



Arun Senapati

Left  
Hand

Thumb	1st finger	Middle finger	Ring finger	Small finger

Right  
Hand

Thumb	1st finger	Middle finger	Ring finger	Small finger

NAME : ARUN KUMAR SENAPATI

SIGNATURE : Arun Senapati

Executant/  
Claimant



জাকির আলী গাজী

Left  
Hand

Thumb	1st finger	Middle finger	Ring finger	Small finger

Right  
Hand

Thumb	1st finger	Middle finger	Ring finger	Small finger

NAME : JAKIR ALI GAZI

SIGNATURE : জাকির আলী গাজী





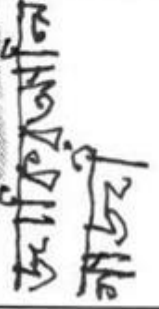


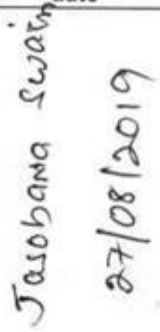


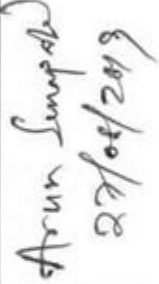
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. BARUIPUR, District Name :South 24-Parganas


Signature / LTI Sheet of Query No/Year 16110001232400/2019

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Jakir Ali Gazi Baikunthapur Khuntipara, P.O:- Dakshin Gobindapur, P.S:- Baruipur, District:- South 24-Parganas, West Bengal, India, PIN - 700145	Buyer			
2	Mr Jasobanta Swain 2/2, Brojen Mukherjee Road, P.O:- Behala, P.S:- Behala, District:- South 24-Parganas, West Bengal, India, PIN - 700034	Represent ative of Seller [ARROWL INE CONCLA VE PRIVATE LIMITED ]			
3	Mr Arun Kumar Senapati 11/51, Kalicharan Ghosh Road, P.O:- Baranagar, P.S:- Baranagar, Baranagar, District:-North 24- Parganas, West Bengal, India, PIN - 700050	Represent ative of Seller [ANTRAY DEVELOP ERS LLP ]			

Query No:-16110001232400/2019, 26/08/2019 03:05:44 PM BARUIPUR (A.D.S.R.)

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Maidul Islam Son of Mr Nur Muhammad Molla Mirzapur, P.O:- Mallickpur, P.S:- Baruipur, District:- South 24-Parganas, West Bengal, India, PIN - 700145	Jakir Ali Gazi, Mr Jasobanta Swain, Mr Arun Kumar Senapati			Maidul Islam 27/08/2019.

  
 (Subhrangshu Shekhar  
Mandal)  
 ADDITIONAL DISTRICT  
 SUB-REGISTRAR  
 OFFICE OF THE A.D.S.R.  
 BARUIPUR  
 South 24-Parganas, West  
 Bengal



Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Challan

GRN: 19-201920-005821431-1 Payment Mode Online Payment  
GRN Date: 13/08/2019 13:10:43 Bank : State Bank of India  
BRN : CKK2718501 BRN Date: 13/08/2019 13:11:52

DEPOSITOR'S DETAILS

Id No. : 16110001232400/5/2019  
[Query No./Query Year]  
Name : JAKIR ALI GAZI  
Contact No. : Mobile No. : +91 9062374076  
E-mail :  
Address : BAIKUNTHAPUR KHUNTIPARA BARUIPUR  
Applicant Name : Mr JAKIR ALI GAZI  
Office Name :  
Office Address :  
Status of Depositor : Buyer/Claimants  
Purpose of payment / Remarks : Sale, Sale Document Payment No 5

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	16110001232400/5/2019	Property Registration- Stamp duty	0030-02-103-003-02	85770
2	16110001232400/5/2019	Property Registration- Registration Fees	0030-03-104-001-16	18164

In Words : Rupees One Lakh Three Thousand Nine Hundred Thirty Four only  
Total 103934



आयकर विभाग  
INCOME TAX DEPARTMENT  
ARROWLINE CONCLAVE PRIVATE  
LIMITED

भारत सरकार  
GOVT. OF INDIA



26/04/2013

Permanent Account Number

AALCA6048G

24052013

Arrowline Conclave Pvt. Ltd.

*Taschanta Swain*  
Director/Authorized Signatory



Jasobanta Swain



ভারত সরকার

Government of India

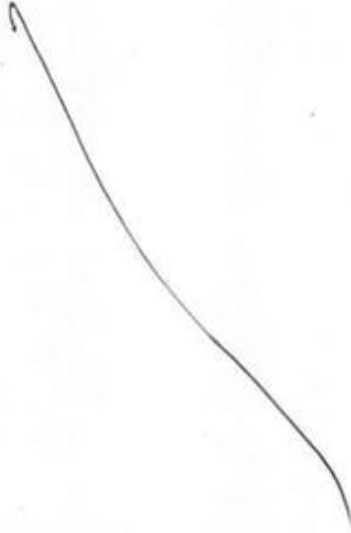


নামের স্বয়ংক্রিয়  
Jasobanta Swain  
পিতা : কপিল সোয়ান  
Father : Kapil Swain  
জন্মতারিখ / DOB : 02/05/1970  
পুরুষ / Male



5827 0093 6087

আমার আধার, আমার পরিচয়



ভারত সরকারের অনন্য প্রাথমিক  
Unique Identification Authority of India

ঠিকানা:  
2/2, ব্রজেন মুখার্জী রোড,  
বেহালা, কোলকাতা, বেঙ্গাল,  
পশ্চিম বঙ্গ, 700034

Address:  
2/2, BROJEN MUKHERJEE  
ROAD, Behala, Kolkata, Behala,  
West Bengal, 700034

5827 0093 6087



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www.uidai.gov.in

Jasobanta Swain



ANTRAY DEVELOPERS LLP

*Anam Senapati*

Partner/Authorized Signatory





*Arun Senapati*





ভারত সরকার  
Government of India



অরুণ কুমার সেনাপতি  
Arun Kumar Senapati  
পিতা : স্বপন কুমার সেনাপতি  
Father : SWAPAN KUMAR SENAPATI  
জন্মতারিখ / DOB : 28/02/1978  
পুরুষ / Male



4452 8961 9086

আধার - সাধারণ মানুষের অধিকার



ভারতীয় অনিচ্ছা-মুক্ত প্রাধিকরণ  
Unique Identification Authority of India

ঠিকানা:  
তালগাছাড়া, রামনগর, পূর্ব  
মেদিনীপুর, পশ্চিমবঙ্গ, 721441

Address:  
Talga Chhari, Ramnagar, East  
Midnapore, West Bengal, 721441

4452 8961 9086

1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

*Arun Senapati*



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
ভারত সরকার  
Unique Identification Authority of India  
Government of India

চলিৎকৃত্তির অই টি / Enrollment No. : 1040/21210/79131

To  
Jakir Ali Gazi  
জাকীর আলী গাজী  
27/09/2014  
Baikunthapur  
Dakshin Gobindapur, South 24 Parganas  
West Bengal - 700145



KH031569565FT

3158956



আপনার আধার সংখ্যা / Your Aadhaar No. :

**2239 6485 3666**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India

জাকীর আলী গাজী

Jakir Ali Gazi

পিতা : বাহাদুর গাজী

Father : Bahadur Gazi

জন্মতারিখ / DOB: 01/01/1975

পুরুষ / Male

**2239 6485 3666**



আধার - সাধারণ মানুষের অধিকার



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

ঠিকানা: বৈকুণ্ঠপুর  
দক্ষিণ গোবিন্দপুর, দক্ষিণ ২৪ পরগণা  
পশ্চিম বঙ্গ

Address: Baikunthapur,  
South 24 Parganas, Dakshin  
Gobindapur, West Bengal,  
700145

**2239 6485 3666**

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1800 300 1947

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ড্রাকিব্রত্মালিগাডহী



जकारि अलि गजी

ভারত সরকার  
Government of India

মইদুল ইসলাম  
Maidul Islam  
পিতা : নূর মোহাম্মদ মোল্লা  
Father : Nur Mohammad Molla

জন্মতারিখ / DOB: 07/06/1982  
পুরুষ / Male

7154 1808 9383

আধার - সাধারণ মানুষের অধিকার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

ঠিকানা: মির্জাপুর  
অকনা মির্জাপুর, মলিকপুর্  
মালিকা ২৪ পরগণা, পশ্চিম বঙ্গ,

Address: Mirzapur, Akna  
Mirzzapur, South 24  
Parganas, Mallickpore, West  
Bengal, 700145

7154 1808 9383

1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Maidul Islam

## Major Information of the Deed

Deed No :	I-1611-05681/2019	Date of Registration	28/08/2019
Query No / Year	1611-0001232400/2019	Office where deed is registered	
Query Date	30/07/2019 8:50:48 AM	A.D.S.R. BARUIPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	JAKIR ALI GAZI Baikunthapur Khuntipara, Thana : Baruipur, District : South 24-Parganas, WEST BENGAL, PIN - 700145, Mobile No. : 9062374076, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 17,43,000/-	Rs. 18,15,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 90,770/- (Article:23)	Rs. 18,164/- (Article:A(1), E)		
Remarks			

### Land Details :

District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Baikunthpur, JI No: 36, Pin Code : 700145

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-53	RS-530	Bastu	Bastu	0.72 Dec	1,72,000/-	1,80,000/-	Width of Approach Road: 2 Ft.,
L2	RS-56	RS-384	Bastu	Bastu	5.94 Dec	14,25,000/-	14,85,000/-	Width of Approach Road: 8 Ft.,
		<b>TOTAL :</b>			<b>6.66Dec</b>	<b>15,97,000 /-</b>	<b>16,65,000 /-</b>	
		<b>Grand Total :</b>			<b>6.66Dec</b>	<b>15,97,000 /-</b>	<b>16,65,000 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L2	200 Sq Ft.	1,46,000/-	1,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
	<b>Total :</b>	<b>200 sq ft</b>	<b>1,46,000 /-</b>	<b>1,50,000 /-</b>	

### Seller Details :

SI No	Name, Address, Photo, Finger print and Signature
1	<b>ARROWLINE CONCLAVE PRIVATE LIMITED</b> 3/1, Dr. U. N. Brahmachari Street, P.O:- Circus Avenue, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700017 , PAN No.:: AALCA6048G, Aadhaar No Not Provided, Status : Organization, Executed by: Representative, Executed by: Representative



2	<b>ANTRAY DEVELOPERS LLP</b> 304 Chandan Niketan, 52A, Shakespeare Sarani, P.O:- Circus Avenue, P.S:- Beniapur, District:-South 24-Parganas, West Bengal, India, PIN - 700017 , PAN No.:: ABCFA7156N,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
---	---

**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Jakir Ali Gazi</b> Son of Late Bahadur Gazi Baikunthapur Khuntipara, P.O:- Dakshin Gobindapur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No.:: CAPP8081A,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/08/2019 , Admitted by: Self, Date of Admission: 27/08/2019 ,Place : Pvt. Residence

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Jasobanta Swain (Presentant )</b> Son of Late Kapil Swain 2/2, Brojen Mukherjee Road, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034, Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India, , PAN No.:: BAQPS7097N,Aadhaar No Not Provided Status : Representative, Representative of : ARROWLINE CONCLAVE PRIVATELIMITED (as Authorized Signatory)
2	<b>Mr Arun Kumar Senapati</b> Son of Mr Swapan Senapati 11/51, Kalicharan Ghosh Road, P.O:- Baranagar, P.S:- Baranagar, Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700050, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , PAN No.:: CJYPS1829J,Aadhaar No Not Provided Status : Representative, Representative of : ANTRAY DEVELOPERS LLP (as Authorized Signatory)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Maidul Islam</b> Son of Mr Nur Muhammad Molla Mirzapur, P.O:- Mallickpur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700145			
Identifier Of Jakir Ali Gazi, Mr Jasobanta Swain, Mr Arun Kumar Senapati			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	ARROWLINE CONCLAVE PRIVATELIMITED	Jakir Ali Gazi-0.36 Dec
2	ANTRAY DEVELOPERS LLP	Jakir Ali Gazi-0.36 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	ARROWLINE CONCLAVE PRIVATELIMITED	Jakir Ali Gazi-2.97 Dec
2	ANTRAY DEVELOPERS LLP	Jakir Ali Gazi-2.97 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	ARROWLINE CONCLAVE PRIVATELIMITED	Jakir Ali Gazi-100.00000000 Sq Ft
2	ANTRAY DEVELOPERS LLP	Jakir Ali Gazi-100.00000000 Sq Ft

**Endorsement For Deed Number : I - 161105681 / 2019**

**On 06-08-2019**

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 18,15,000/-

*Smadhal*

**Subhrangshu Shekhar Mandal  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BARUIPUR  
South 24-Parganas, West Bengal**

**On 27-08-2019**

**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 21:34 hrs on 27-08-2019, at the Private residence by Mr Jasobanta Swain ,.

**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 )**

Execution is admitted on 27/08/2019 by Jakir Ali Gazi, Son of Late Bahadur Gazi, Baikunthapur Khuntipara, P.O: Dakshin Gobindapur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Muslim, by Profession Cultivation

Indetified by Mr Maidul Islam, , , Son of Mr Nur Muhammad Molla, Mirzapur, P.O: Mallickpur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Muslim, by profession Business

**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 ) [Representative]**

Execution is admitted on 27-08-2019 by Mr Jasobanta Swain, Authorized Signatory, ARROWLINE CONCLAVE PRIVATE LIMITED (Private Limited Company), 3/1, Dr. U. N. Brahmachari Street, P.O:- Circus Avenue, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700017

Indetified by Mr Maidul Islam, , , Son of Mr Nur Muhammad Molla, Mirzapur, P.O: Mallickpur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Muslim, by profession Business

Execution is admitted on 27-08-2019 by Mr Arun Kumar Senapati, Authorized Signatory, ANTRAY DEVELOPERS LLP (LLP), 304 Chandan Niketan, 52A, Shakespeare Sarani, P.O:- Circus Avenue, P.S:- Beniapur, District:-South 24 -Parganas, West Bengal, India, PIN - 700017

Indetified by Mr Maidul Islam, , , Son of Mr Nur Muhammad Molla, Mirzapur, P.O: Mallickpur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Muslim, by profession Business

*Asmandal*

**Subhrangshu Shekhar Mandal**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BARUIPUR**  
**South 24-Parganas, West Bengal**

**On 28-08-2019**

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 18,164/- ( A(1) = Rs 18,150/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 18,164/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/08/2019 1:11PM with Govt. Ref. No: 192019200058214311 on 13-08-2019, Amount Rs: 18,164/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKK2718501 on 13-08-2019, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 90,770/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 85,770/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 14999, Amount: Rs.5,000/-, Date of Purchase: 31/07/2019, Vendor name: S H Gazi

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/08/2019 1:11PM with Govt. Ref. No: 192019200058214311 on 13-08-2019, Amount Rs: 85,770/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKK2718501 on 13-08-2019, Head of Account 0030-02-103-003-02

*Asmandal*

**Subhrangshu Shekhar Mandal**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BARUIPUR**  
**South 24-Parganas, West Bengal**

**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 1611-2019, Page from 118051 to 118084**

**being No 161105681 for the year 2019.**



**(Subhrangshu Shekhar Mandal) 8/29/2019 4:19:12 PM**

**ADDITIONAL DISTRICT SUB-REGISTRAR**

**OFFICE OF THE A.D.S.R. BARUIPUR**

**West Bengal.**

**(This document is digitally signed.)**